DEPARTMENT OF ENGINEERING
PUBLIC WORKS – STORMWATER MANAGEMENT
CITY OF PLYMOUTH, INDIANA
900 OAKHILL AVENUE - P.O. BOX 492
PLYMOUTH, IN 46563

Philip R. 'Rick' Gaul, P.E.
City Engineer

PHONE 574-936-3614
FAX 574-936-3017

TRC MEETING NOTES:
DATE: January 14, 2020

==========

AGENDA ITEMS:
Riverside ~~Meadows~~ Commons – Baker Multi-Family – Kevin Berger

---

ATTENDANCE:
See attached Attendance Sheet for 2020-01-14

MEETING NOTES:

Riverside ~~Meadows~~ Commons – Baker Multi-Family – Kevin Berger

Project Summary:
The Riverside Commons development was part of the Stellar Community application and will consist of 48 units arranged into 3-4 townhouses and 2-3 apartment complexes. The units are designed to address the median income need for housing. The townhouses will be designed and constructed to be sold as individual homes in the future.

Homeowner education programs will be offered to the developments residences. This program will be ongoing and will be offered at the developments community building.

Due to the funding resource the project is looking to score points based on the City's participation in the project. The more participation the more points given towards the project.

Planning:
- Per the handout received the interior parcel lines will be removed and will need to be reflected in a revised plat that can be signed by the Building Commissioner.
- The parcels are currently zoned R-2 and will require a variance of use from the BZA. A drawing, presented at the meeting, indicated a Planned Unit Development plat was created for the area sometime in the past indicating multi-family usage. If the plat had been recorded then no variance would be needed. Ralph will check to see if the plat was recorded and will report back his findings to the TRC.
- Keith will need to prepare a letter indicating the proposed building site has favorable zoning for the proposed development.
- Parking, lighting and landscaping have not been finalized and therefore were not provided on the plan. No variances are expected.
- The land will be owned by a single entity and the buildings will be owned by a single entity.

- The future sale of the developed townhouse units will be similar to the sale of a condominium.
- The proposed community building will house office space and meeting spaces.
- Apartment buildings will be constructed as a 2-story building and will be fully sprinkled.
- Townhomes will be constructed with fire walls that will terminate at the underside of the roof.
- Trash service for the development will be private.
- Keith will need to provide the developer with the required static water pressure within the buildings.

Emergency Services:

- All access ways need to be designed and installed to allow the Fire Departments 40' ladder truck to enter, exit and maneuver within the development including all inside and outside turning radiuses. (A PDF containing detailed information regarding the City's ladder truck will accompanying the TRC Notes.)
- Additional fire hydrants need to be added to prevent roadways from being blocked during a fire with supply hoses.
- The layout of the parking/drive areas near the buildings need to be designed to ensure emergency vehicles can be positioned outside the collapse zone of the buildings.
- Contact the Fire Chief for guidance and setup of the KNOX box's around the development.

Transportation:

- Access to the development will be through the existing alleyways currently present. No additional entrances will be created from Baker Street or Richter Road. The existing curb cut along Richter Road will be removed and replaced.
- There is concern about the additional traffic being placed on the existing alley ways system in the area. The alleys are narrow and were not constructed to handle the traffic potentially associated with the construction and operation of such a development.
- The developer inquired if the City is able to contribute towards the project? An example of contribution would be the City improving the alleys.
- If the City will help with roadway improvements a letter will need to be drafted to accompany the project.
- The handout presented at the meeting indicated an entrance to the East and the West housing areas that are located off the existing alley. Jim would like to see the entrances lined up.
- During a snow event the City streets are the top priority with alleys cleared once the streets are complete.
- No street cut permits are anticipated unless a street needs to be cut to access an existing Sanitary Sewer lateral.

Utilities:

- There is an existing 8" diameter water main located along the North right-of-way line of Baker Street.
- When the area was previously developed Sanitary Sewer laterals were stubbed into each lot. The Sanitary Sewer main is located along the alley way north of the proposed development.

- A water system flow test is desired to establish fire protection system requirements.
- Donnie to provide a list of tap, connection and hydrant fees to the developer.
- The developer desires to have individual taps and meters for each apartment and townhouse. A single meter for each building unit was discussed with individual sub meters for each apartment unit.
- Sewer fees are based on the water meter size.
- There are no sewer fees for a sprinkler system.
- The developer is responsible for installing and maintaining the backflow preventers for each unit.

Drainage:

- The drainage basin, for this developed area, has been designed to accept stormwater runoff from the site in question but only up to 60% hard surface on the western lots (labeled "MF") and 80% hard surface on the eastern lot. Hard surface includes buildings, driveways, parking areas, sidewalks, etc.
- Inspection and calculations of the existing drainage system will need to be completed to ensure the stormwater system was constructed per design and has the capacity to accommodate the proposed development.
- There are review fees for drainage and the Storm Water Pollution Prevention Plan (SWPPP). The fees are based on the development acres. See the following link for more information. http://plymouthin.com/index.php/departments/stormwater-management/
- Financial Guarantees are required for the drainage and the SWPPP. The fee amount is equal to the cost of the installed drainage infrastructure and the material and installation cost of the SWPPP.

General:

- The developer would like to place cub side mailboxes along Baker Street for the townhomes with a gang mailbox located at the community center for the apartments. Chris to contact the Plymouth Post Office.
    - Update 1/15/2020: Spoke with the City of Plymouth Postmaster regarding the curb side mailboxes for the townhomes. Per the Postmaster the curbside mailbox delivery for the townhomes would be acceptable.

END OF MEETING

DEPARTMENT OF ENGINEERING

PUBLIC WORKS – STORMWATER MANAGEMENT

CITY OF PLYMOUTH, INDIANA

900 OAKHILL AVENUE - P.O. BOX 492

PLYMOUTH, IN 46563

Philip R. 'Rick' Gaul, P.E.
City Engineer

PHONE 574-936-3614
FAX 574-936-3017

TRC MEETING ATTENDANCE SHEET:

DATE: ___ Tuesday, January 14, 2020_____

==========

AGENDA ITEMS: __

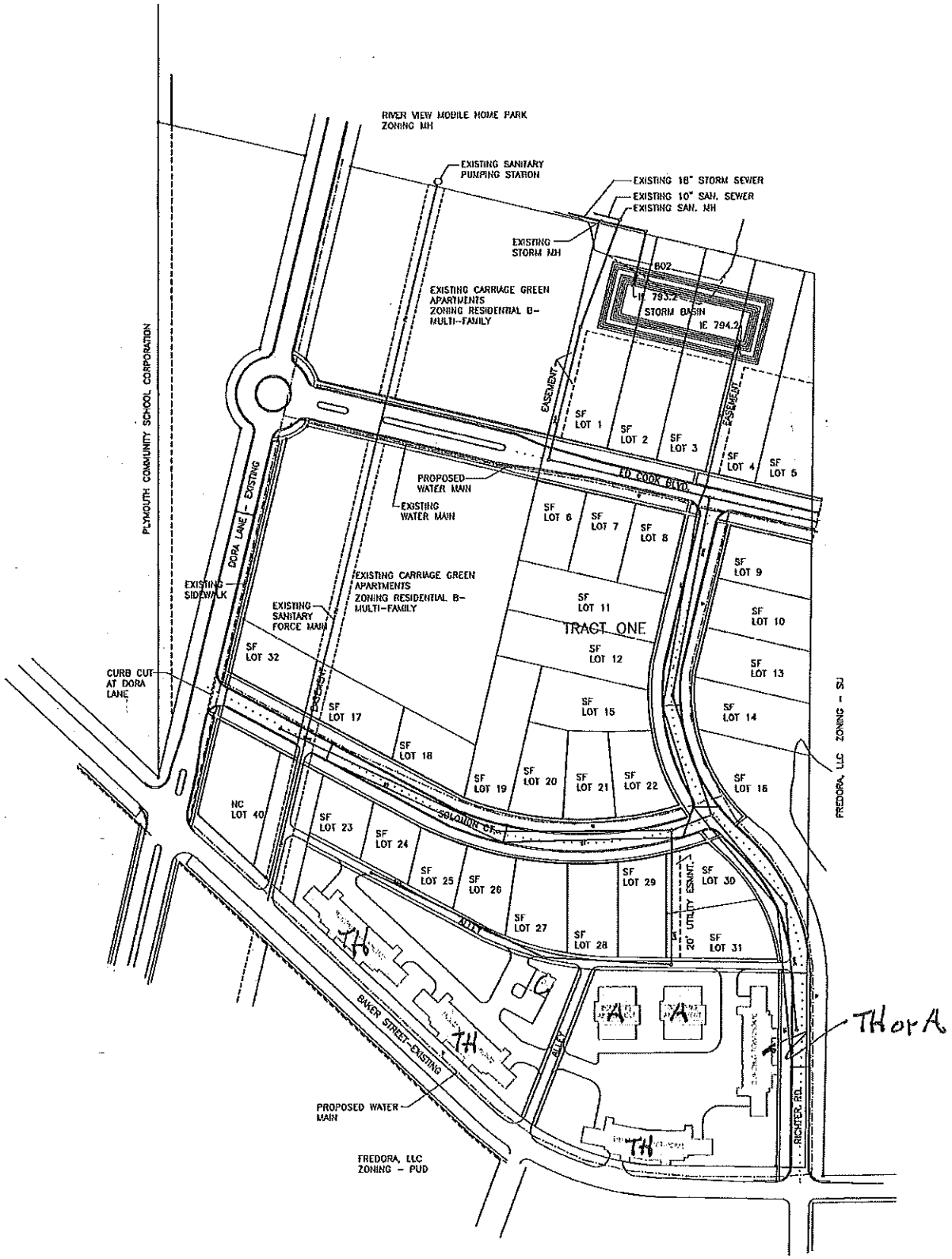
9:00 - Riverside Meadows - Baker Multi-Family – Kevin Berger

ATTENDANCE:

CITY ATTORNEY:	Sean Surrisi	[ ]
CITY ENGINEER:	Rick Gaul	[X]
ZONING ADMINISTRATOR:	Keith Hammonds	[X]
STREET DEPT SUPT:	Jim Marquardt	[X]
UTILITY DEPT SUPT:	Donnie Davidson	[X]
WATER DEPT AST SUPT:	Jeff Yeazel	[ ]
WASTEWATER & SEWER AST SUPT:	Larry Hatcher	[ ]
GIS:	Chris Marshall	[X]
POLICE CHIEF:	Chief Bacon	[ ]
FIRE CHIEF:	Chief Miller	[X]
PLAN COMMISSION:	Ralph Booker	[X]
	Doug Feece	[ ]
	Fred Webster	[ ]
	Mark Gidley	[X]

OTHER ATTENDANCE:

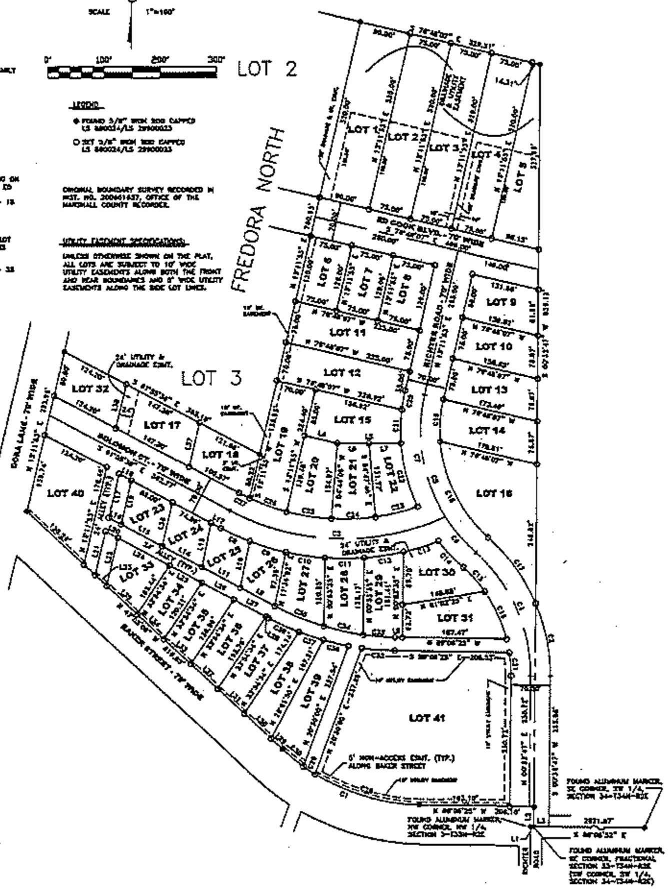
NAME	COMPANY	E-MAIL
Kevin Berger	Easterday Construction	mail@easterdayconstruction.com
Mark Gidley		
Rod Miller	PLY Fire	


RIVER VIEW MOBILE HOME PARK
ZONING MH
EXISTING SANITARY
PUMPING STATION
EXISTING 18" STORM SEWER
EXISTING 10" SAN. SEWER
EXISTING SAN. MH
EXISTING
STORM MH
B02
STORM BASIN
IE 794.2
EXISTING CARRIAGE GREEN
APARTMENTS
ZONING RESIDENTIAL B-
MULTI-FAMILY
EASEMENT
SF
LOT 1
SF
LOT 2
SF
LOT 3
SF
LOT 4
SF
LOT 5
ED COOK BLVD
PROPOSED
WATER MAIN
EXISTING
WATER MAIN
SF
LOT 6
SF
LOT 7
SF
LOT 8
SF
LOT 9
SF
LOT 10
SF
LOT 11
TRACT ONE
SF
LOT 12
SF
LOT 13
SF
LOT 14
SF
LOT 15
SF
LOT 16
SF
LOT 17
SF
LOT 18
SF
LOT 19
SF
LOT 20
SF
LOT 21
SF
LOT 22
SF
LOT 23
SF
LOT 24
SF
LOT 25
SF
LOT 26
SF
LOT 27
SF
LOT 28
SF
LOT 29
SF
LOT 30
SF
LOT 31
SF
LOT 32
NC
LOT 40
PLYMOUTH COMMUNITY SCHOOL CORPORATION
DORA LANE - EXISTING
EXISTING
SIDEWALK
EXISTING
SANITARY
FORCE MAIN
CURB CUT
AT DORA
LANE
SOLOMON CT.
ALLEY
20' UTILITY ESMNT.
BAKER STREET-EXISTING
PROPOSED WATER
MAIN
FREDORA, LLC
ZONING - PUD
FREDORA, LLC ZONING - PUD
RICHFIELD RD.
TH
A
TH or A

FINAL PLAT OF
RIVERSIDE MEADOWS
PLANNED UNIT DEVELOPMENT, SECTION ONE
LOCATED IN FRACTIONAL SECTION 33-T34N-R2E
& IN THE SW 1/4 OF SECTION 34-T34N-R2E
CITY OF PLYMOUTH, MARSHALL COUNTY, INDIANA

SCALE 1"=100'

0' 100' 200' 300'



LOT AREAS

LOT 1 = 28,800 SQ. FT.
LOT 2 = 24,000 SQ. FT.
LOT 3 = 24,000 SQ. FT.
LOT 4 = 24,000 SQ. FT.
LOT 5 = 16,810 SQ. FT.
LOT 6 = 9,000 SQ. FT.
LOT 7 = 9,000 SQ. FT.
LOT 8 = 9,000 SQ. FT.
LOT 9 = 10,467 SQ. FT.
LOT 10 = 11,118 SQ. FT.
LOT 11 = 16,873 SQ. FT.
LOT 12 = 15,772 SQ. FT.
LOT 13 = 12,340 SQ. FT.
LOT 14 = 13,356 SQ. FT.
LOT 15 = 17,333 SQ. FT.
LOT 16 = 25,493 SQ. FT.
LOT 17 = 11,503 SQ. FT.
LOT 18 = 8,464 SQ. FT.
LOT 19 = 15,403 SQ. FT.
LOT 20 = 8,680 SQ. FT.
LOT 21 = 8,097 SQ. FT.
LOT 22 = 7,828 SQ. FT.
LOT 23 = 8,371 SQ. FT.
LOT 24 = 6,053 SQ. FT.
LOT 25 = 8,021 SQ. FT.
LOT 26 = 8,014 SQ. FT.
LOT 27 = 8,778 SQ. FT.
LOT 28 = 8,987 SQ. FT.
LOT 29 = 8,812 SQ. FT.
LOT 30 = 10,410 SQ. FT.
LOT 31 = 17,298 SQ. FT.
LOT 32 = 8,898 SQ. FT.
LOT 33 = 8,153 SQ. FT.
LOT 34 = 7,178 SQ. FT.
LOT 35 = 8,255 SQ. FT.
LOT 36 = 9,332 SQ. FT.
LOT 37 = 10,479 SQ. FT.
LOT 38 = 10,054 SQ. FT.
LOT 39 = 12,488 SQ. FT.
LOT 40 = 19,878 SQ. FT.
LOT 41 = 82,883 SQ. FT.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°08'32" E	4.99'
L2	N 00°32'47" E	35.00'
L3	N 89°08'32" W	27.00'
L4	S 78°48'07" E	40.00'
L5	N 89°44'09" E	113.16'
L6	N 89°44'09" E	36.06'
L7	N 89°44'09" E	36.06'
L8	N 88°04'22" W	12.85'
L9	N 81°25'38" W	49.87'
L10	N 11°34'02" E	83.77'
L11	N 81°25'58" W	77.49'
L12	N 81°58'34" W	19.43'
L13	N 11°34'02" E	80.11'
L14	N 81°22'38" W	75.36'
L15	N 61°36'38" W	62.93'
L16	N 61°36'38" W	24.83'
L17	N 13°11'53" E	78.49'
L18	S 61°36'38" E	24.83'
L19	S 13°11'53" W	78.49'
L20	S 81°25'38" E	24.83'
L21	N 13°11'53" E	78.44'
L22	N 13°11'53" E	80.85'
L23	S 47°03'09" E	27.44'
L24	S 81°30'38" E	104.78'
L25	S 81°30'38" E	64.53'
L26	S 81°30'38" E	64.53'
L27	S 81°30'38" E	64.53'
L28	N 81°30'38" W	9.60'
L29	N 47°03'09" W	27.44'
L30	N 47°03'09" W	65.00'
L31	N 47°03'09" W	65.00'
L32	N 47°03'09" W	65.00'
L33	N 47°03'09" W	65.00'
L34	N 47°03'09" W	65.00'
L35	N 47°03'09" W	73.86'
L36	N 13°11'53" E	78.48'
L37	N 13°11'53" E	80.89'
L38	N 13°11'53" E	80.89'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	363.00'	267.49'	261.54'	N 68°02'45" W	41°29'17"	140.07'
C2	320.00'	132.40'	131.45'	S 11°18'23" E	23°42'18"	67.13'
C3	410.10'	225.53'	222.65'	N 64°30'40" W	[illegible]	[illegible]
C4	283.00'	247.00'	240.14'	S 74°32'14" E	50°00'03"	132.40'
C5	283.00'	318.85'	290.44'	N 18°03'43" W	[illegible]	173.48'
C6	283.00'	84.09'	83.78'	N 40°02'08" W	17°04'20"	42.35'
C7	283.00'	225.72'	219.79'	N 07°33'31" W	45°34'48"	119.24'
C8	443.00'	57.18'	57.15'	N 83°21'37" W	07°23'37"	28.59'
C9	443.00'	67.34'	67.30'	N 75°07'11" W	08°17'43"	33.72'
C10	445.00'	70.07'	70.00'	N 81°33'08" W	08°34'00"	35.10'
C11	445.00'	70.07'	70.00'	S 89°44'53" W	08°34'00"	35.10'
C12	445.00'	70.07'	70.00'	S 81°08'52" W	08°34'00"	35.14'
C13	445.00'	64.73'	64.71'	S 73°00'29" W	07°58'47"	32.43'
C14	320.00'	64.49'	64.39'	N 47°38'31" W	11°32'48"	32.36'
C15	230.00'	58.41'	58.26'	S 43°33'30" E	13°32'22"	29.34'
C16	230.00'	93.17'	92.69'	S 22°12'20" E	21°21'22"	47.14'
C17	330.00'	145.93'	144.67'	S 36°12'24" E	25°07'42"	74.29'
C18	330.00'	194.47'	191.45'	N 36°44'35" W	43°09'41"	103.63'
C19	330.00'	73.17'	73.00'	N 04°28'09" E	12°37'37"	36.34'
C20	330.00'	33.07'	33.05'	N 19°02'30" E	05°13'42"	17.33'
C21	330.00'	60.32'	60.13'	N 07°31'40" E	10°44'34"	30.30'
C22	330.00'	117.73'	117.07'	N 16°24'11" W	21°04'48"	59.34'
C23	395.00'	76.50'	76.38'	S 76°13'02" W	11°05'46"	38.37'
C24	372.00'	78.44'	78.31'	S 87°29'07" W	11°21'47"	39.35'
C25	395.00'	80.37'	80.09'	S 81°31'28" W	11°38'29"	40.32'
C26	395.00'	70.36'	70.44'	N 70°05'14" W	10°14'15"	35.36'
C27	395.00'	20.97'	20.97'	N 63°28'33" W	03°02'30"	10.49'
C28	363.00'	194.53'	192.25'	S 72°46'30" E	30°33'10"	99.62'
C29	363.00'	14.83'	14.83'	S 88°34'16" E	02°21'28"	[illegible]
C30	363.00'	48.32'	48.29'	S 58°38'41" E	07°38'11"	24.20'
C31	250.00'	41.24'	41.19'	S 04°19'48" E	09°27'08"	20.67'
C32	432.00'	58.33'	58.30'	N 68°42'30" W	07°48'32"	29.16'
C33	448.00'	56.42'	56.40'	N 87°39'09" W	07°14'52"	28.25'
C34	448.00'	71.44'	71.37'	N 77°49'21" W	09°08'11"	35.80'
C35	448.00'	84.14'	83.98'	N 67°41'24" W	11°31'22"	42.16'
C36	432.00'	40.53'	40.51'	N 75°21'37" W	05°22'30"	20.28'
C37	432.00'	45.67'	45.65'	N 71°30'20" W	06°10'46"	22.85'
C38	432.00'	36.44'	36.40'	N 49°25'17" W	04°50'18"	18.23'

ZONING

LOTS 1 THROUGH 32: SINGLE FAMILY

LOTS LOTS 33 THROUGH 39: MULTI-FAMILY

LOTS 40 & 41: NEIGHBORHOOD COMMERCIAL

SETBACK REQUIREMENTS

FRONT SETBACK = LOTS FRONTING ON DORA LANE, RICHTER ROAD, AND ED COOK BLVD. = 20 FEET. LOTS FRONTING ON SOLOMON COURT = 15 FEET.

REAR SETBACK = 15 FEET.

SIDE YARD SETBACK = 10% OF LOT WIDTH OR 10 FEET, WHICHEVER IS LESS.

MAXIMUM HEIGHT REQUIREMENT = 35 FEET.

LEGEND

● FOUND 5/8" IRON ROD CAPPED LS 880034/LS 29900023

○ SET 5/8" IRON ROD CAPPED LS 880034/LS 29900023

ORIGINAL BOUNDARY SURVEY RECORDED IN INST. NO. 200601437, OFFICE OF THE MARSHALL COUNTY RECORDER.

UTILITY EASEMENT SPECIFICATIONS:

UNLESS OTHERWISE SHOWN ON THE PLAT, ALL LOTS ARE SUBJECT TO 10' WIDE UTILITY EASEMENTS ALONG BOTH THE FRONT AND REAR BOUNDARIES AND 5' WIDE UTILITY EASEMENTS ALONG THE SIDE LOT LINES.

DESCRIPTION

A PART OF FRACTIONAL SECTION 33, TOWNSHIP 34 NORTH, RANGE 2 EAST AND A PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 34 NORTH, RANGE 2 EAST, ALL IN THE CITY OF PLYMOUTH, MARSHALL COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT AN ALUMINUM MARKER LOCATED AT THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 33; THENCE NORTH 0 DEGREES 32'47" EAST ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 33 A DISTANCE OF 35.00 FEET TO A 5/8" IRON ROD ON THE NORTHERLY RIGHT-OF-WAY LINE OF BAKER STREET; THENCE NORTH 89 DEGREES 08'25" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 206.10 FEET TO A 5/8" IRON ROD; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 267.49 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 363.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 68 DEGREES 02'45" WEST, 261.54 FEET TO A 5/8" IRON ROD; THENCE NORTH 47 DEGREES 03'09" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 618.95 FEET TO A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY LINE OF DORA LANE; THENCE NORTH 13 DEGREES 11'53" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 292.96 FEET TO A 5/8" IRON ROD AT THE SOUTHWESTERLY CORNER OF LOT NO. 3 IN FREDORA NORTH; THENCE SOUTH 81 DEGREES 55'38" EAST, 393.18 FEET TO A 5/8" IRON ROD AT THE SOUTHEASTERLY CORNER OF SAID LOT NO. 3; THENCE NORTH 13 DEGREES 11'53" EAST, 780.93 FEET TO A 5/8" IRON ROD AT THE NORTHEAST CORNER OF LOT NO. 2 IN SAID FREDORA NORTH; THENCE SOUTH 78 DEGREES 48'07" EAST, 329.31 FEET TO A 5/8" IRON ROD ON SAID EAST LINE OF FRACTIONAL SECTION 33; THENCE SOUTH 0 DEGREES 32'47" WEST ALONG SAID EAST SECTION LINE A DISTANCE OF 858.12 FEET TO A 5/8" IRON ROD; THENCE SOUTHERLY 132.40 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 320.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 11 DEGREES 18'23" EAST, 131.45 FEET; THENCE SOUTH 0 DEGREES 32'47" WEST, 265.68 FEET TO THE SOUTH LINE OF SAID SECTION 34; THENCE NORTH 89 DEGREES 08'32 WEST, 27.00 FEET TO THE POINT OF BEGINNING, CONTAINING 22.31 ACRES, SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD.

SURVEYOR'S CERTIFICATE

I, CRAIG D. CULTICE, HEREBY CERTIFY THAT I AM A LAND SURVEYOR REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; AND I DO HEREBY FURTHER CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND THAT I HAVE SUBDIVIDED THE SAME INTO LOTS AS SHOWN ON THE HEREIN PLAT. MONUMENTS WILL BE PLACED AS SHOWN AND DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

CRAIG D. CULTICE LS 29900023
DATED THIS 12TH DAY OF FEBRUARY, 2007.

CRAIG D. CULTICE REGISTERED NO. LS29900023 STATE OF INDIANA LAND SURVEYOR

STATE OF INDIANA
SS:
COUNTY OF MARSHALL

DEED OF DEDICATION

WE, THE UNDERSIGNED, RONALD RICHARD LEEPER AND RETA MIDDAUGH, AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF FREDORA LLC, OWNER OF REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS RIVERSIDE MEADOWS PLANNED UNIT DEVELOPMENT, SECTION ONE. ALL STREETS AND ALLEYS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREETS THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THE STRIPS OF GROUND SHOWN ON THIS PLAT AND MARKED "EASEMENT" ARE RESERVED FOR THE USE OF THE PUBLIC UTILITIES FOR THE INSTALLATION OF MAINS, POLES, DUCTS, LINES AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENTS HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID STRIPS OF LAND, BUT THE OWNERS OF THE LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLE SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND TO THE RIGHTS OF THE OWNERS OF THE OTHER LOTS IN SAID SUBDIVISION. THIS PLAT IS SUBJECT TO RESTRICTIONS AS RECORDED IN RECORD________, PAGE________, IN THE OFFICE OF THE MARSHALL COUNTY RECORDER. WITNESS OUR HANDS AND SEALS THIS________DAY OF____________________ ________.

____
RONALD RICHARD LEEPER, PRES.

____
RETA MIDDAUGH, SECRETARY

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF INDIANA, COUNTY OF________________, PERSONALLY APPEARED RONALD RICHARD LEEPER AND RETA MIDDAUGH, AND THEY SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR OWN VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED. WITNESS MY HAND AND NOTARIAL SEAL THIS________DAY OF____________________ ________.

NOTARY PUBLIC______________________________

PRINT______________________________

RESIDENT OF____________________COUNTY, INDIANA

MY COMMISSION EXPIRES____________________

ACCEPTANCE OF DEDICATIONS

BE IT RESOLVED BY THE CITY OF PLYMOUTH BOARD OF WORKS AND SAFETY, MARSHALL COUNTY, INDIANA, THAT THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY APPROVED AND ACCEPTED THIS________DAY OF ______________________________ ________.

BOARD OF PUBLIC WORKS AND SAFETY
CITY OF PLYMOUTH, INDIANA

____
GARY COOK, MAYOR

DRAINAGE STATEMENT

DRAINAGE SWALES (DITCHES) ALONG DEDICATED ROADWAYS AND WITHIN THE RIGHT-OF-WAY, OR ON DEDICATED DRAINAGE EASEMENTS, ARE NOT TO BE ALTERED, DUG OUT, FILLED IN, TILED, OR OTHERWISE CHANGED WITHOUT WRITTEN PERMISSION OF THE MARSHALL COUNTY SURVEYOR. PROPERTY OWNERS MUST MAINTAIN THESE SWALES AS SODDED GRASSWAYS, OR OTHER NON-ERODING SURFACES. WATER FROM ROOFS OR PARKING AREAS MUST BE CONTAINED ON THE PROPERTY LONG ENOUGH SO THAT SAID DRAINAGE SWALES OR DITCHES WILL NOT BE DAMAGED BY SUCH WATER. DRIVEWAYS MAY BE CONSTRUCTED OVER THESE SWALES OR DITCHES ONLY WHEN APPROPRIATE SIZE CULVERTS OR OTHER APPROVED STRUCTURES HAVE BEEN PERMITTED BY THE COUNTY SURVEYOR. IN ADDITION, ANY PROPERTY OWNER ALTERING, CHANGING OR DAMAGING THESE DRAINAGE SWALES OR DITCHES WILL BE HELD RESPONSIBLE FOR SUCH ACTION AND WILL BE GIVEN 10 DAYS NOTICE BY REGISTERED MAIL TO REPAIR SAID DAMAGE, AFTER WHICH TIME, IF NO ACTION IS TAKEN, THE MARSHALL COUNTY SURVEYOR WILL CAUSE SUCH REPAIRS TO BE ACCOMPLISHED, AND THE BILL FOR SUCH REPAIRS WILL BE SENT TO THE AFFECTED PROPERTY OWNERS FOR IMMEDIATE PAYMENT.

PLAN COMMISSION APPROVAL

THIS PLAT APPROVED BY THE CITY OF PLYMOUTH PLAN COMMISSION THIS________DAY OF____________________ ________.

____
DOUGLAS FEECE, PRES.

____
FRED WEBSTER, SEC'Y.

DULY ENTERED FOR TAXATION THIS________DAY OF____________________ ________.

AUDITOR: ______________________________

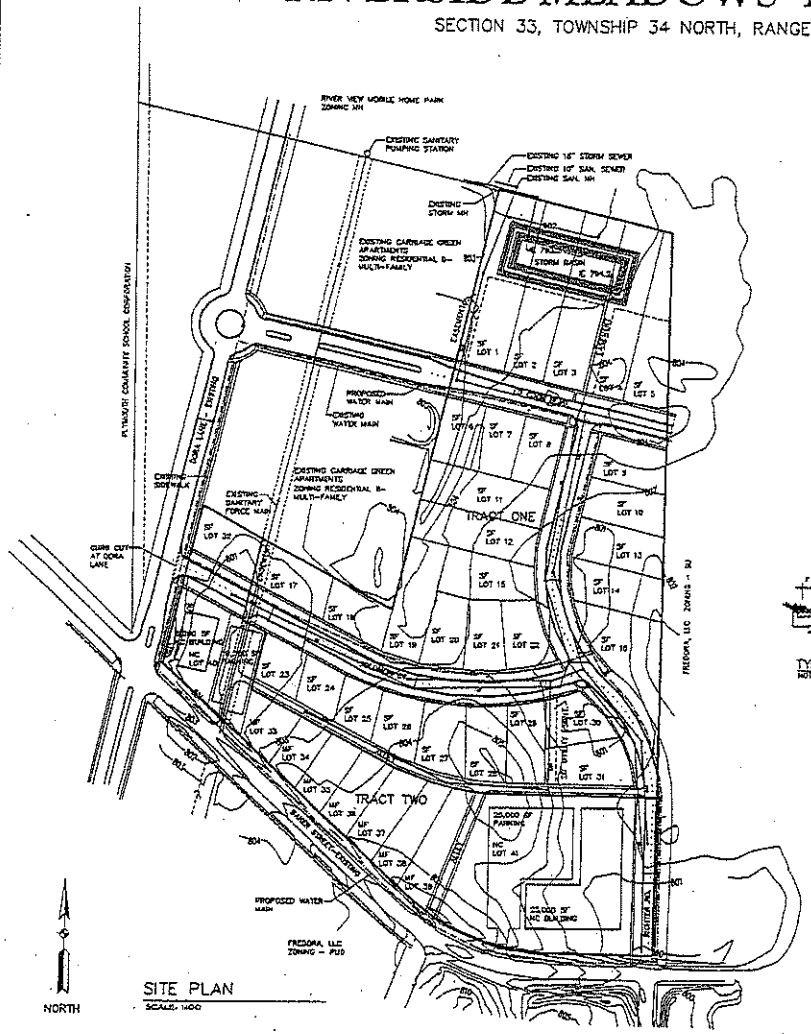
PLYMOUTH
LAND SURVEYING
& DESIGN, INC.

503 North Walnut St.
Plymouth, Indiana 46563
Phone (574)936-3468
Fax (574)936-1356

JOB NO. 07-32

RIVERSIDE MEADOWS PLANNED UNIT DEVELOPMENT

SECTION 33, TOWNSHIP 34 NORTH, RANGE 2 EAST, CITY OF PLYMOUTH, MARSHALL COUNTY, INDIANA



SITE PLAN

SCALE: 1"=100'

Description
Tract One

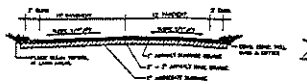
A part of Section 33, Township 34 North, Range 2 East, City of Plymouth, Marshall County, Indiana, described as follows: Commencing at the Southeast corner of said Section 33; thence North 0 degrees 33'47" East along the East line of said section a distance of 316.48 feet to the point of beginning of this description; thence North 89 degrees 26'23" West, 253.07 feet; thence Westerly 237.10 feet along the arc of a curve to the right having a radius of 30.00 feet and a chord bearing and distance of North 72 degrees 31'02" West, 234.87 feet; thence North 61 degrees 35'39" West, 299.13 feet; thence North 12 degrees 11'53" East, 103.47 feet; thence North 61 degrees 35'39" West, 45.35 feet; thence North 13 degrees 11'53" East, 144.85 feet to the Southerly line of Lot no. 3 in Fredora North, a subdivision located in said Section 33; thence South 61 degrees 35'39" East, 258.97 feet to the Southeast corner of said Lot No. 3; thence North 12 degrees 11'32" East, 790.03 feet to the Northeast corner of Lot No. 2 in said subdivision; thence South 76 degrees 48'07" East, 326.31 feet to said East line of Section 33; thence South 0 degrees 33'47" West along said East section line a distance of 1035.00 feet to the point of beginning, containing 12.19 acres, subject to all easements, rights-of-way and restrictions of record.

Tract Two

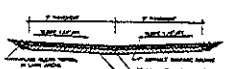
A part of Section 33, Township 34 North, Range 2 East, City of Plymouth, Marshall County, Indiana, described as follows: Commencing at the Southeast corner of said Section 33; thence North 0 degrees 33'47" East along the East line of said section a distance of 35.00 feet to the point of beginning of this description; thence North 89 degrees 26'23" West along the North line of Baker Street a distance of 206.10 feet; thence Northwesterly along said North line of Baker Street a distance of 267.48 feet along the arc of a curve to the right having a radius of 383.00 feet and a chord bearing and distance of North 68 degrees 02'40" West, 261.54 feet; thence North 47 degrees 07'04" West along said North line of Baker Street a distance of 519.65 feet to the East line of Dora Lane; thence North 13 degrees 11'32" East, along said East line of Dora Lane a distance of 292.96 feet to the Southwest corner of Lot No. 3 in Fredora North, a subdivision located in said Section 33; thence South 61 degrees 35'39" East along the Southerly line of said Lot No. 3 a distance of 124.00 feet; thence South 13 degrees 11'32" West, 144.85 feet; thence South 61 degrees 35'39" East, 45.35 feet; thence South 12 degrees 11'53" West, 103.47 feet; thence South 61 degrees 35'39" East, 299.13 feet; thence Easterly 237.10 feet along the arc of a curve to the left having a radius of 300 feet and a chord bearing and distance of South 72 degrees 31'02" East, 234.87 feet; thence South 89 degrees 26'23" East, 253.29 feet to the East line of said Section 33; thence South 0 degrees 33'47" West along said East section line a distance of 283.40 feet to the point of beginning, containing 3.08 acres, subject to all easements, rights-of-way and restrictions of record.

I, BRENT MARTIN, DO HEREBY CERTIFY I AM AN ARCHITECT REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, AND DO HEREBY FURTHER CERTIFY THIS DOCUMENT WAS CREATED BY ME OR UNDER MY DIRECT SUPERVISION.

BRENT A. MARTIN, RA #144



TYPICAL STREET CROSS-SECTION
NOT TO SCALE



TYPICAL ALLEY CROSS-SECTION
NOT TO SCALE

LAND USE DATA

GROSS SITE: 17.25 ACRES

EXISTING ZONING: RESIDENTIAL A
PROPOSED ZONING: PLANNED UNIT DEVELOPMENT

STREETS-PUBLIC, CURB AND GUTTER
28' BACK TO BACK OF CURB

PUBLIC WATER & SANITARY SEWER HOOKUPS

BUILDINGS - ONE & TWO STORY-35' MAX. HEIGHT
SINGLE FAMILY: 32 UNITS
MULTI-FAMILY: 14 UNITS-7 LOTS
NEIGHBORHOOD COMMERCIAL: 2 LOTS

MINIMUM SINGLE FAMILY LOT SIZE, LOT 1, 28,820 SQ. FT.
MINIMUM SINGLE FAMILY LOT SIZE, LOT 24, 5,958 SQ. FT.

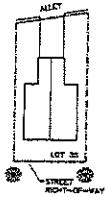
FRONT YARD SETBACK = 20'
RANGER STREET, DORA LANE, RICHTER ROAD, CO COOK BLVD.

FRONT YARD SETBACK = 15'
SOLOMON COURT

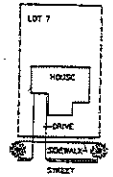
REAR YARD SETBACK = 15'

SIDE YARD SETBACK = 10% OF LOT WIDTH OR 10', WHICHEVER IS LESS

MAXIMUM LOT COVERAGE
SINGLE FAMILY = 40%
MULTI FAMILY = 60%
NEIGHBORHOOD COMMERCIAL = 80%



TYPICAL DUPLEX FAMILY LOT LAYOUT PLAN
SCALE: 1:30



TYPICAL SINGLE FAMILY LOT LAYOUT PLAN
SCALE: 1:30

CERTIFICATE OF OWNERSHIP

STATE OF INDIANA }
COUNTY OF MARSHALL } SS:

WE, FREDORA LLC, DO HEREBY CERTIFY THAT WE ARE THE OWNER OF SAID PROPERTY DESCRIBED IN THE ABOVE CAPTION AND THAT AS SUCH OWNERS HAVE CAUSED THE SAID ABOVE DESCRIBED PROPERTY TO BE SURVEYED AND PLATTED AS A PLANNED UNIT DEVELOPMENT AS SHOWN ON THE HEREIN DRAWN PLAN AS OUR OWN FREE AND VOLUNTARY ACT AND DEED.

FREDORA LLC

RICHARD LEEPER, PRESIDENT

RETA MIDDAUGH, SECRETARY

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF INDIANA, COUNTY OF _____, PERSONALLY APPEARED RICHARD LEEPER AND RETA MIDDAUGH, AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OWN VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED. WITNESS MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC
MY COMMISSION EXPIRES

DEED OF EASEMENT

WE, THE UNDERSIGNED, FREDORA LLC, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY RESOLVE TO DEVELOP SAID REAL ESTATE IN ACCORDANCE TO THE WITHIN PLANNED UNIT DEVELOPMENT PLAN. THIS PLANNED UNIT DEVELOPMENT SHALL BE KNOWN AS FREDORA NORTH, PHASE II. AN EASEMENT IS HEREBY GRANTED TO THE CITY OF PLYMOUTH, ALL PUBLIC UTILITY COMPANIES INCLUDING THE NORTHERN INDIANA PUBLIC SERVICE COMPANY, AND PRIVATE UTILITY COMPANIES WHERE THEY HAVE A CERTIFICATE OF TERRITORIAL AUTHORITY TO RENDER SERVICE AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, PLACE AND MAINTAIN SEWERS, WATER MAINS, GAS MAINS, CONDUITS, CABLES, POLES AND WIRES, BRACE GUYS, ANCHORS, AND OTHER APPLIANCES IN, UPON, ALONG AND OVER THE STRIPS OF LAND DESIGNATED ON THE PLAT AND NAMED "UTILITY EASEMENT", FOR THE PURPOSE OF SERVING THE PUBLIC IN GENERAL WITH SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION SERVICE, INCLUDING THE RIGHT TO USE THE STREETS, WHERE NECESSARY, AND TO OVERHANG LOTS, TOGETHER WITH ESTIMATES AT ALL TIMES FOR ANY PURPOSES AFORESAID AND TO TRIM AND KEEP TRIMMED ANY TREES, SHRUBBERY, OR UNDERGROUND ROOT SYSTEMS THAT INTERFERE WITH ANY SUCH UTILITY EQUIPMENT. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENTS FOR SUCH PUBLIC UTILITY PURPOSES.

FREDORA LLC

RICHARD LEEPER, PRESIDENT

RETA MIDDAUGH, SECRETARY

PLAN COMMISSION APPROVAL

THIS PLAT APPROVED BY THE CITY OF PLYMOUTH PLAN COMMISSION THIS _____ DAY OF _____, 20__.

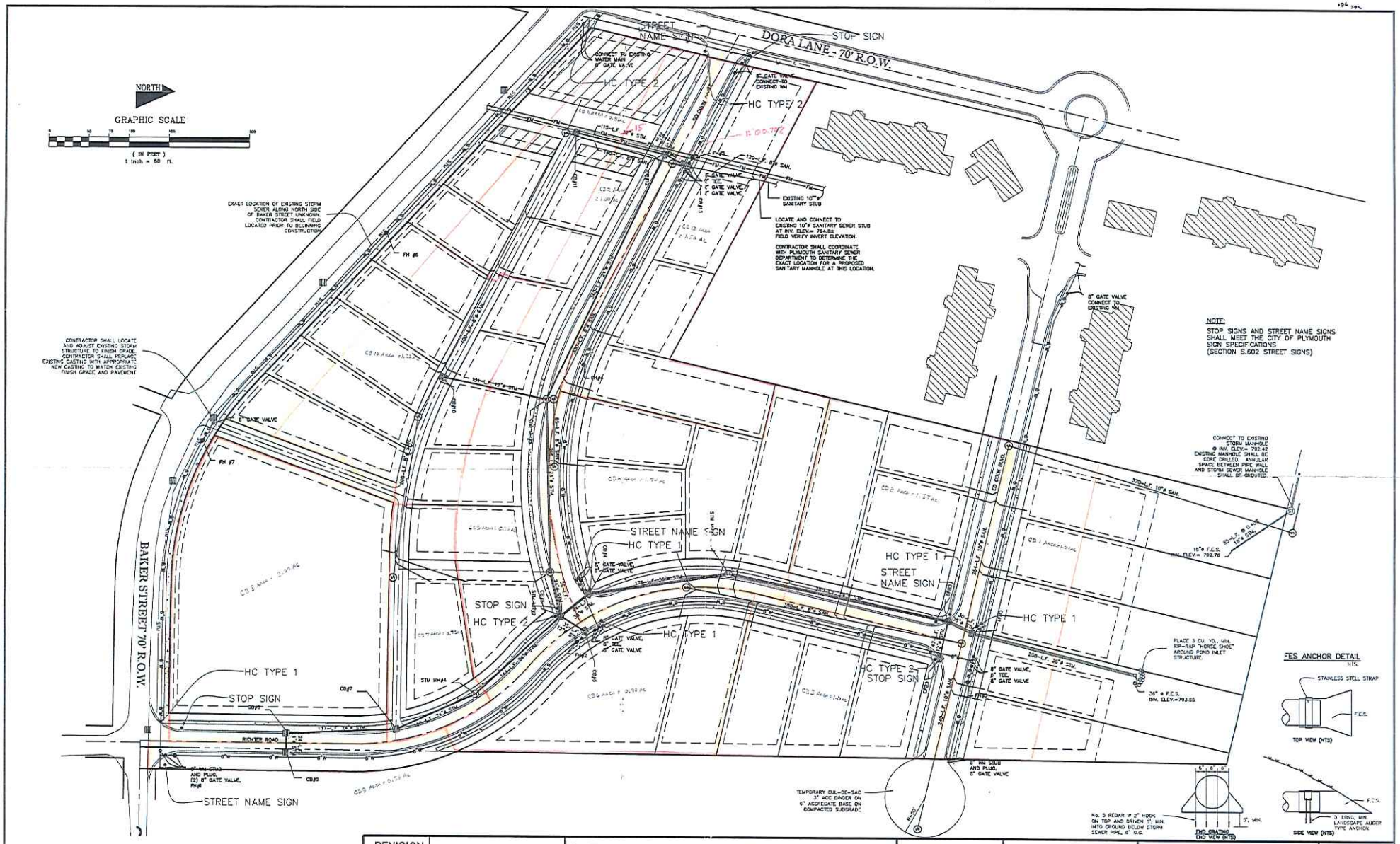
DOUGLAS FEEDE, PRES.

FRED NORTON, SECRETARY

PLYMOUTH COMMON COUNCIL APPROVAL

GARY DOOR, MAYOR

TONI L. HUTCHINGS, SEC'Y.



REVISION DATE:	COMMENTS
04/18/07	PER PLYMOUTH TECHNICAL REVIEW
05/01/07	PER PLYMOUTH TECHNICAL REVIEW
05/07/07	BID DOCUMENTS

SHEET TITLE OVERALL UTILITY AND SIGNAGE PLAN

RIVER SIDE MEADOWS A PLANNED UNIT DEVELOPMENT TO THE CITY OF PLYMOUTH, MARSHALL COUNTY INDIANA

DRAWN BY: KS
DATE: 04/11/2007
CHECKED BY: LN
DATE: 04/11/2007

NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS.

158 South Napoleon Street
Ste. 105 Valparaiso, IN. 46383
Ph. (219)462-8050
Fax (219)462-8085

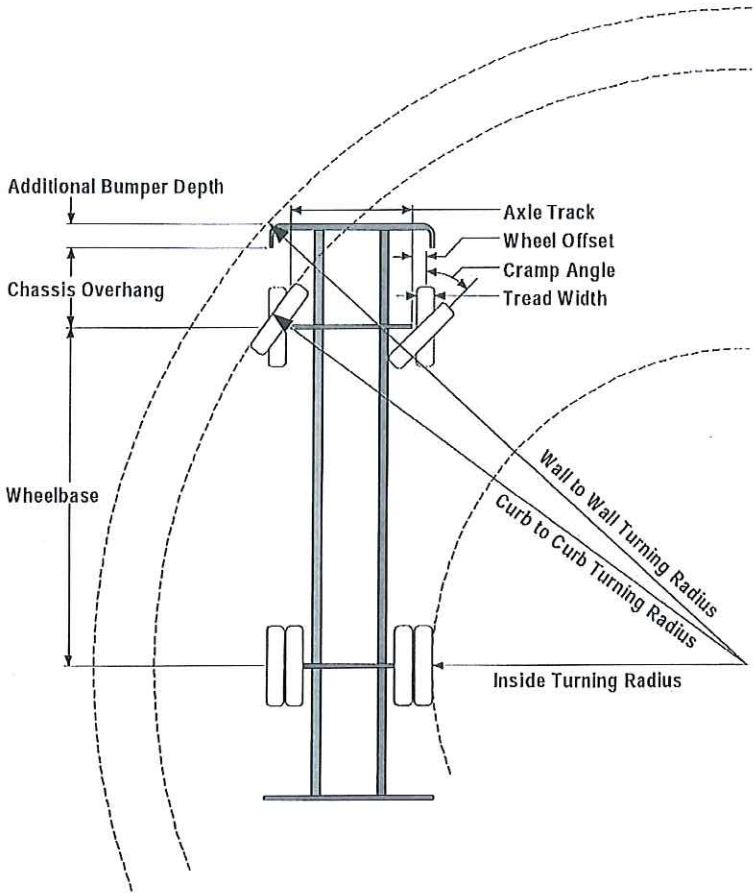
NPES NAGAI PROFESSIONAL ENGINEERING SERVICES, LLC

SCALE: 1"=50'

SHEET: 4 OF 13

Turning Performance Analysis

12/11/2015



Parameters:

Inside Cramp Angle:	45.00 °
Axle Track:	81.92 in.
Wheel Offset:	5.30 in.
Tread Width:	17.70 in.
Chassis Overhang:	65.99 in.
Additional Bumper Depth:	7.00 in.
Front Overhang	72.99 in.
Wheelbase:	270.00 in.

Calculated Turning Radii:

Inside Turn:	21 ft. 4 in.
Curb to Curb:	38 ft. 2 in.
Wall to Wall:	41 ft. 10 in.

Comments:

12043

Components	PRIDE #	Description
Front Wheels	0019618	Wheels, Frt, Alum, Alcoa, 22.50" x 13.00" (425/445)
Front Tires	0031621	Tires, Michelin, 425/65R22.50 20 ply XZY tread
Chassis	0070220	Dash-2000, Chassis, PAP/SkyArm/Midmount
Front Bumper	0032230	Bumper, Non-extended, Sab/CC
Aerial Device	0009233	Aerial, 95' Pierce PAP, Mid Mount

Notes:

Actual Inside Cramp Angle may be less due to highly specialized options.

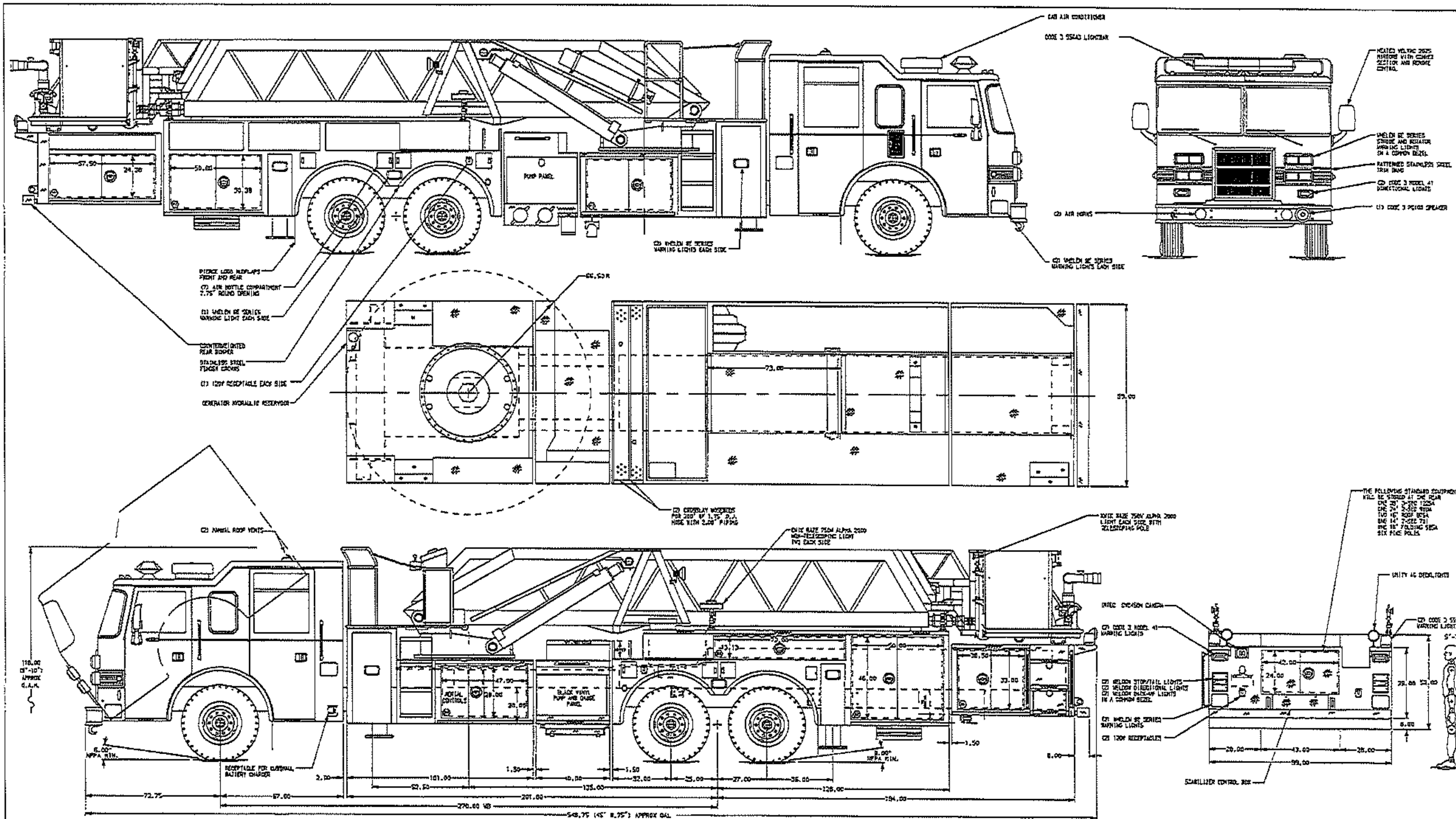
Curb to Curb turning radius calculated for a 9.00 inch curb.

Turning Performance Analysis

12/11/2015

Definitions:

Inside Cramp Angle	Maximum turning angle of the front inside tire.
Axle Track	King-pin to king-pin distance of the front axle.
Wheel Offset	Offset from the center-line of the wheel to the king-pin.
Tread Width	Width of the tire tread.
Chassis Overhang	Distance from the center-line of the front axle to the front edge of the cab. This does not include the bumper depth.
Additional Bumper Depth	Depth that the bumper assembly adds to the front overhang.
Wheelbase	Distance between the center lines of the vehicle's front and rear axles.
Inside Turning Radius	Radius of the smallest circle around which the vehicle can turn.
Curb to Curb Turning Radius	Radius of the smallest circle inside of which the vehicle's tires can turn. This measurement assumes a curb height of 9 inches.
Wall to Wall Turning Radius	Radius of the smallest circle inside of which the entire vehicle can turn. This measurement takes into account any front overhang due to the chassis, bumper extensions and/or aerial devices.



NOTE

DIMENSIONS SHOWN ARE APPROXIMATE AND ARE SUBJECT TO MINOR DEVIATIONS AS MAY OCCUR OR BE NECESSARY IN CONSTRUCTION.
MINOR DETAILS NOT SHOWN.

1. AIR INLET LOCATED IN STEP WELL
2. MOUNTING BASE FOR ANTENNA LOCATED PER SHOP ORDER
3. PERIMETER SCENE LIGHTS LOCATED PER SHOP ORDER
4. CIRCUIT BREAKER PANEL IN COMPARTMENT D4
5. 110V POWER TO AERIAL TIP
6. BREATHING AIR TO AERIAL TIP (1 4500 PSI BOTTLE)
7. ONE ADJUSTABLE SHELF IN COMPARTMENT D1,D2,P1,P2, AND P3
8. APPX 6KW HYDRAULIC GENERATOR LOCATED UNDER TURNTABLE BOX

Pierce MANUFACTURING INC.
APPLETON, WISCONSIN

				CHASSIS DATA	TITLE	95' MIDMOUNT AERIAL PLATFORM & BODY ASSY 200 GALLON POLYPROPYLENE WATER TANK	JOB NO. 12043
	31JAN01	KWI	JFR	CHASSIS PIERCE	FOR	PLYMOUTH FIRE DEPARTMENT PLYMOUTH, IN	DATE / SCALE 1:24
	27NOV00	BWA	KWI				06OCT00 DRAWN BY BWA
	31OCT00	BWA	KWI	MODEL DX6710	DRWG. NO.	12043AD	18OCT00 CHK'D BY KWI
REV.	DATE	BY	CHK'D				SHEET NO. 1 of 1 / SHEET SIZE D